



**Planning Board  
Town of Hanover  
550 Hanover Street  
Hanover, MA 02339**

**Meeting Minutes of Monday, March 11, 2013**

**Planning Board Attendees:**

Present: Richard Deluca, Tony Losordo, Meghan Neville-Dunne, Lou Paradis, Jeff Puleo, Ken Blanchard

Others: Assistant Town Planner, Margaret Hoffman

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall.

**Review of February 25, 2013 Planning Board Meeting Minutes:**

The Board reviewed the Planning Board meeting minutes for February 25, 2013. Jeff Puleo made a motion to accept the Planning Board meeting minutes of February 25, 2013, as written. Anthony Losordo seconded the motion. All others were in favor.

**Informal meeting with owners of 1 Crosby Lane:** Mr. Gino DeAcetis the owner of 1 Crosby Lane asked the Board what he would need to do if he were to try to improve Crosby Lane. The Board indicated that any changes to Crosby Lane would require subdivision approval from the Planning Board. They explained the process for submission of plans and what would be needed if they wanted to request any waivers from the Rules and Regulations Governing the Subdivision of Land in Hanover.

**ANR Tolman Road PB13-13A:** The Board reviewed an ANR Plan for Tolman Road. The applicant James O'Brien was present. The Board explained to Mr. O'Brien that the plan showed lots without frontage and with no indication that the lots were to be combined with any lots that conformed to frontage requirements. They also pointed out that Special Condition 2 of the Tolman Road decision PB08-24C states "There shall be no further subdivision of the subject land, nor extension of the proposed right-of-way without prior approval by the Planning Board and full construction of the roadway to regulations governing the subdivision of land in Hanover in effect at that time." Jeff Puleo made the motion to deny endorsement of ANR plan PB13-13A. Lou Paradis seconded the motion and it was so voted unanimously.

**ANR 662 Center Street PB13-14A:** The Board reviewed an ANR Plan for 662 Center Street. Tony Losordo made a motion to endorse ANR plan PB13-14A. Ken Blanchard seconded the motion and it was so voted unanimously.

**Public Hearing Zoning Bylaw Articles:** The Chairman opened the public hearing at 7:00 p.m. Tony Losordo made a motion to waive the reading of the public hearing notice. Ken Blanchard seconded the motion and it was so voted unanimously. The Board discussed the following articles:

**Medical Marijuana Moratorium:** The Board discussed the proposed medical marijuana moratorium. There were no comments from the public. Tony Losordo made a motion to support the Medical Marijuana moratorium article as presented. Ken Blanchard seconded the motion and it was so voted unanimously.

**Accessory Dwelling:** The Board discussed the proposed Accessory Dwelling Bylaw. The Board then answered questions from the public. Jeff Puleo made a motion to support the article as submitted. Lou Paradis seconded the motion and it was so voted unanimously.

**Interchange Bylaw District:** The Board discussed the proposed Interchange Zoning District Bylaw. Several members of the public were present and had questions. The Board addressed their concerns. The Assistant Town Planner indicated a few typographical changes that needed to be made. The Board then discussed revising the article as follows:

- Correct typographical errors
- Add language to section 6.12.4.K.4 to allow the Planning Board the ability to reduce the percentage of 1 bedroom units required.
- Remove the word “numbered” from section 6.12.4.K.10
- Add a new item E. under Section 6.12.60 to clarify building height requirements

**1877 Washington Street Minor Modification:** Harry Samolchuck from Connolly Bros., Inc. presented a revised façade for the GMC Dealership at 1877 Washington Street. He explained that the GMC headquarters were insisting that the dealer modifies the front of the building to remove the stone façade that had been originally approved. Mr. Samolchuck has proposed installing stone planters in front of the building. The Planning Board received a letter from the Design review Committee indicating that they were comfortable with the change. Jeff Puleo made a motion to approve the minor modification to the GMC building at 1877 Washington Street. Tony Losordo seconded the motion and it was so voted unanimously.

**Illicit Stormwater Discharge General Bylaw:** The Planning Board discussed the proposed Illicit Stormwater Discharge General Bylaw that was submitted to the warrant. Ken Blanchard made a motion to support the addition of this bylaw to the Town’s General Bylaws. Lou Paradis seconded the motion and it was so voted unanimously.

Tony Losordo made a motion to adjourn the meeting at 9:05 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

Respectfully submitted by Margaret Hoffman, Assistant Town Planner